



**REAL ESTATE COMMITTEE AGENDA**  
**REAL ESTATE COMMITTEE MEETING OF: JULY 15, 2002**

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

**MINUTES:**

PRESENT: COUNCILMAN WEEKLY and COUNCILWOMAN McDONALD

Also Present: DEPUTY CITY MANAGER STEVE HOUCHENS, DEPUTY CITY ATTORNEY TERESITA PONTICELLO, CHIEF DEPUTY CITY CLERK BEVERLY K. BRIDGES, and DEPUTY CITY CLERK GABRIELA S. PORTILLO-BRENNER

ANNOUNCEMENT MADE – Meeting noticed and posted at the following locations:

Las Vegas Library, 833 Las Vegas Boulevard North

Senior Citizens Center, 450 E. Bonanza Road

Clark County Government Center, 500 S. Grand Central Pkwy

Court Clerk's Bulletin Board, City Hall

City Hall Plaza, Posting Board

(3:02)

**AGENDA SUMMARY PAGE**

**REAL ESTATE COMMITTEE MEETING OF: JULY 15, 2002**

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**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD D. GOECKE**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmembers Weekly and L.B. McDonald

Discussion and possible action regarding a First Amended and Restated Memorandum of Understanding (MOU) #2001-3 between the City of Las Vegas (City) and the Clark County School District (CCSD) which grants use of approximately 1-2 acres of land located at Gragson Elementary School, 555 North Honolulu Street to the City - Ward 3 (Reese)

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:** Public Works/Real Estate

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

Staff is bringing a First Amended & Restated MOU #2001-3 to allow for the future development of recreational facilities to service the area. The facilities are proposed to include a soccer field, two baseball fields, park area and two parking lots to accommodate participants and guests. CCSD will be involved with the design, development, and location of the improvements. City will develop, construct, and maintain the improvements. In return for CCSD providing the land to the City, CCSD will be allowed use of the park property during school hours.

**RECOMMENDATION:**

Staff recommends approval

**BACKUP DOCUMENTATION:**

1st Amended/Restated MOU #2001-3

**COMMITTEE RECOMMENDATION:**

**COUNCILWOMAN McDONALD recommended this item be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN WEEKLY concurred.**

**MINUTES:**

COUNCILMAN WEEKLY declared the Public Hearing open.

DEPUTY CITY MANAGER STEVE HOUCHENS indicated that the Memorandum of Understanding with the Clark County School District is fairly self-explanatory.

REAL ESTATE COMMITTEE MEETING OF JULY 15, 2002

Public Works

Item 1 – Discussion and possible action regarding a First Amended and Restated Memorandum of Understanding (MOU) #2001-3 between the City of Las Vegas (City) and the Clark County School District (CCSD) which grants use of approximately 1-2 acres of land located at Gragson Elementary School, 555 North Honolulu Street to the City

**MINUTES – Continued:**

TODD FARLOW, 240 North Nineteenth Street, questioned who would assume responsibility for patrolling the area on the weekends. There have been many complaints that the property has been damaged. If it is the City's responsibility, does the City have the staff to do the necessary policing? DAVID ROARK, Manager of Real Estate and Asset Management, responded that the City is responsible for any land acquired or improvements built in connection with a joint use agreement. If the land remains the property of the Clark County School District, then the responsibility remains theirs as well. MR. ROARK added that the policing is done by the City Marshals and staff is always a problem.

COUNCILMAN WEEKLY agreed that there is a problem with this concern and he is working with a principal in his Ward on how to address the problem. The Council has requested a report identifying which properties are to be maintained by which entity. There will probably be future discussion on this issue at a Council meeting.

There was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:02 – 3:06)

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**DEPARTMENT: PUBLIC WORKS****DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmembers Weekly and L.B. McDonald

Discussion and possible action regarding a Lease Agreement between the City of Las Vegas and the University of Nevada, Reno, Nevada Bureau of Mines and Geology (NBMG) for installation of a global positioning system (GPS) located at 4747 North Rainbow commonly referred to as Fire Station #9 - Ward 6 (Mack)

**Fiscal Impact**☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:** Public Works/Real Estate☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

NBMG desires to install a GPS antenna and equipment at Fire Station #9 as part of their project funded by the National Aeronautics and Space Administration (NASA). NBMG is responsible for the installation, maintenance, monitoring and any expense associated with a phone or digital subscriber line (DSL). Staff feels that this project would directly support NBMG and NASA in their prospective efforts.

**RECOMMENDATION:**

Staff recommends approval

**BACKUP DOCUMENTATION:**

1. Lease Agreement
2. 5/20/02 Letter of Proposal from NBMG

**COMMITTEE RECOMMENDATION:**

**COUNCILWOMAN McDONALD recommended this item be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN WEEKLY concurred.**

**MINUTES:**

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Manager of Real Estate & Asset Management, advised that the University of Nevada, Reno, approached the City regarding a small space on the roof of the Fire Station No. 9 in order to construct a small antenna to act as a transmitter and receiver. The information

REAL ESTATE COMMITTEE MEETING OF JULY 15, 2002

Public Works

Item 2 – Discussion and possible action regarding a Lease Agreement between the City of Las Vegas and the University of Nevada, Reno, Nevada Bureau of Mines and Geology (NBMG) for installation of a global positioning system (GPS) located at 4747 North Rainbow commonly referred to as Fire Station #9

**MINUTES – Continued:**

transmitted to Reno will allow the University to monitor the effect of groundwater under the entire Las Vegas Valley, the impact on soils conditions and whether or not the grade level is dropping. This is a four-year project. Staff recommends approval.

There was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:06 – 3:08)

**1-102**

**AGENDA SUMMARY PAGE****REAL ESTATE COMMITTEE MEETING OF: JULY 15, 2002**

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**DEPARTMENT: PUBLIC WORKS****DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmembers Weekly and L.B. McDonald

Discussion and possible action regarding an Agreement for the Sale of Real Property known as 1376 West Bartlett in the Vegas Heights Community to Alberta and Vernel Virgil (\$9,500 plus associated closing costs - Community Development Block Grant Funds) - Ward 5 (Weekly)

**Fiscal Impact**☐**No Impact****Amount:** \$9,500 + assoc. closing costs☐**Budget Funds Available****Dept./Division:** Public Works/Real Estate☐**Augmentation Required****Funding Source:** CDBG Funds**PURPOSE/BACKGROUND:**

Staff purchased the lot on 12/11/97 from the County Treasurer at a public auction. The Virgils live in the home to the East & wanted to purchase the lot in 1998. However, per NRS 361.600, (requiring a 2 yr. waiting period to recover land sold for taxes), the title company was unable to issue an insurance policy. In 2/02, the Virgils expressed their interest in purchasing this property to add on to their existing home. Council approved entering into negotiations w/the Virgils on 5/1/02. The recovery time has passed and staff feels this sale would be in line with the revitalization of the area.

**RECOMMENDATION:**

Staff recommends approval

**BACKUP DOCUMENTATION:**

Agreement for the Sale of Real Property

**COMMITTEE RECOMMENDATION:**

**COUNCILWOMAN McDONALD recommended this item be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN WEEKLY concurred.**

**MINUTES:**

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Manager of Real Estate & Asset Management, read into the record a correction to the funding source. The correct fund will be Redevelopment Set Aside Funds. This property was purchased on behalf of Neighborhood Services in 1998 or 1999 in the Vegas

REAL ESTATE COMMITTEE MEETING OF JULY 15, 2002

Public Works

Item 3 – Discussion and possible action regarding an Agreement for the Sale of Real Property known as 1376 West Bartlett in the Vegas Heights Community to Alberta and Vernel Virgil (\$9,500 plus associated closing costs - Community Development Block Grant Funds)

**MINUTES – Continued:**

Heights area for residential building. This lot was determined to be unnecessary and the adjoining neighbors wish to purchase the property in order to do an addition on their home. Staff recommends approval of the sale for the original cost of purchase plus all closing costs. Developed property will make a big improvement to the neighborhood versus vacant land.

There was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:08 – 3:09)

**1-161**

**AGENDA SUMMARY PAGE****REAL ESTATE COMMITTEE MEETING OF: JULY 15, 2002**

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**DEPARTMENT: PUBLIC WORKS****DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmembers Weekly and L.B. McDonald

Discussion and possible action regarding a Lease Agreement between the City of Las Vegas and the American Bicycle Association (ABA) for planning, designing, constructing, and operating a Professional Bicycle Motocross (BMX) Racing Facility located on approximately 2 acres of vacant land at Ed Fountain Park, 4367 Vegas Drive (\$54,000 minimum 1st term (5 yrs.) revenue - Parks Capital Improvement Projects) - Ward 5 (Weekly)

**Fiscal Impact**☐**No Impact****Amount:** \$54,000 min. 1st term revenue☐**Budget Funds Available****Dept./Division:** Public Works/Real Estate☐**Augmentation Required****Funding Source:** Parks CIP**PURPOSE/BACKGROUND:**

Council approved the selection of ABA for this project 6/20/01. ABA was founded in 1977 & promotes & sanctions the sport of BMX on a nationwide level. ABA has 250+ sanctioned tracks & 60,000+ active racing members in 44 states. The initial term is for 5 yrs. with one 5-yr. option. 1st year min. rev. = \$6,000; 2nd - 5th year min. rev. = \$12,000 per year; total initial term min. rev. = \$54,000. Staff feels that this Lease would fit the needs of our youth & benefit the City in providing additional services as we continually strive toward in addition to providing revenue.

**RECOMMENDATION:**

Staff recommends approval

**BACKUP DOCUMENTATION:**

Lease Agreement

**COMMITTEE RECOMMENDATION:**

**COUNCILWOMAN McDONALD recommended this item be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN WEEKLY concurred.**

**MINUTES:**

COUNCILMAN WEEKLY declared the Public Hearing open.



EAL ESTATE COMMITTEE MEETING OF JULY 15, 2002

Public Works

Item 4 – Discussion and possible action regarding a Lease Agreement between the City of Las Vegas and the American Bicycle Association (ABA) for planning, designing, constructing, and operating a Professional Bicycle Motocross (BMX) Racing Facility located on approximately 2 acres of vacant land at Ed Fountain Park, 4367 Vegas Drive (\$54,000 minimum 1st term (5 yrs.) revenue - Parks Capital Improvement Projects)

**MINUTES – Continued:**

DAVID ROARK, Manager of Real Estate & Asset Management, explained that this agreement has been worked out with the national organization to build the track and create the membership ranging in age up to 40. The City will coordinate with them regarding the utilities in conjunction with design work at Ed Fountain Park. There is a problem with the contract, which requires ABA must begin and complete construction under a timeline that may not mesh with the Ed Fountain redesign and construction. Staff will work to coordinate that with ABA and, if necessary, bring the matter back for an amendment to the agreement. Staff recommends approval.

TODD FARLOW, 240 North Nineteenth Street, discussed with MR. ROARK that ABA charges a membership fee that entitles members to participate in a set number of races and provides medical coverage/liability insurance. MR. FARLOW recommended that the fees be kept reasonable. MR. ROARK advised that the fee is \$15 per youth and a maximum of \$35 per family.

There was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:09 – 3:12)

**1-215**

**REAL ESTATE COMMITTEE AGENDA**  
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CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A MATTER NOT LISTED ON THE AGENDA, PLEASE CLEARLY STATE YOUR NAME AND ADDRESS. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

MINUTES:

None.

(3:12)

**1-306**

**THE MEETING ADJOURNED AT 3:12 P.M.**

Respectfully submitted:\_\_\_\_\_

GABRIELA S. PORTILLO-BRENNER, DEPUTY CITY CLERK

July 16, 2002